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Chartered Surveyors

**42 Southgate
Hutton Cranswick
YO25 9QX**

Larger style semi bungalow
Extended to rear
2 spacious bedrooms

Large garage
Open aspect to rear
Quiet setting

Guide Price: £175,000



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42 Southgate

Hutton Cranswick

YO25 9QX



Standing in a particularly attractive setting, forming part of Southgate which is a no-through road and as such, enjoys virtually no passing traffic, this is an enhanced semi detached bungalow which has been extended to the rear. The original accommodation was already larger than the average semi detached bungalow, however the extension allows the layout to provide an additional reception area and is likely to satisfy the accommodation requirements for many buyers who often find that bungalows of this type are too small. There is generous off street parking via a concrete side drive which would provide parking for several vehicles and this in turn, leads to a large single garage. The garden has an open aspect beyond.

CRANSWICK

The focal point of this delightful village is the large expanse of beautifully maintained village green, where in addition to the pond with its seating area, is a War Memorial. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. The Norman Church of St. Peter is situated in its sister village, Hutton.

ENTRANCE HALL

Radiator and coving to ceiling. Built in storage cupboard

LOUNGE

13' 6" x 16' 4" (4.12m x 4.98m)

With York stone fireplace, gas living flame fire upon a flagged hearth, double panelled radiator, fitted dado rail and coving to ceiling. Arched access into:



DINING ROOM

11' 10" x 10' 9" (3.63m x 3.29m)

Radiator, coving to ceiling and fitted dado rail.



KITCHEN

11' 8" x 10' 8" (3.56m x 3.27m)

Being fitted with a range of traditionally styled kitchen units including base and wall mounted cupboards, appliances include electric hob with extractor over, built in double oven, space and plumbing for automatic washing machine, in set stainless steel sink, double panel radiator.



BEDROOM 1

13' 1" x 14' 0" (3.99m x 4.29m)

Radiator, coving to ceiling and built in wardrobes.



BEDROOM 2

8' 9" x 12' 0" (2.68m x 3.66m)

Radiator.



SHOWER ROOM

With double shower cubicle, low-level WC, pedestal wash basin and chrome heated towel rail. Fully tiled walls.

OUTSIDE

The property is located within a particularly attractive setting on Southgate which is a no through road. There is a vehicular access by way of a concrete drive which provides a parking for several vehicles and leads to a large single garage.

To the rear of the property is an enclosed area of garden which is predominantly laid to lawn with side paved paths. A particular feature of the property is the open aspect to the rear.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

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NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

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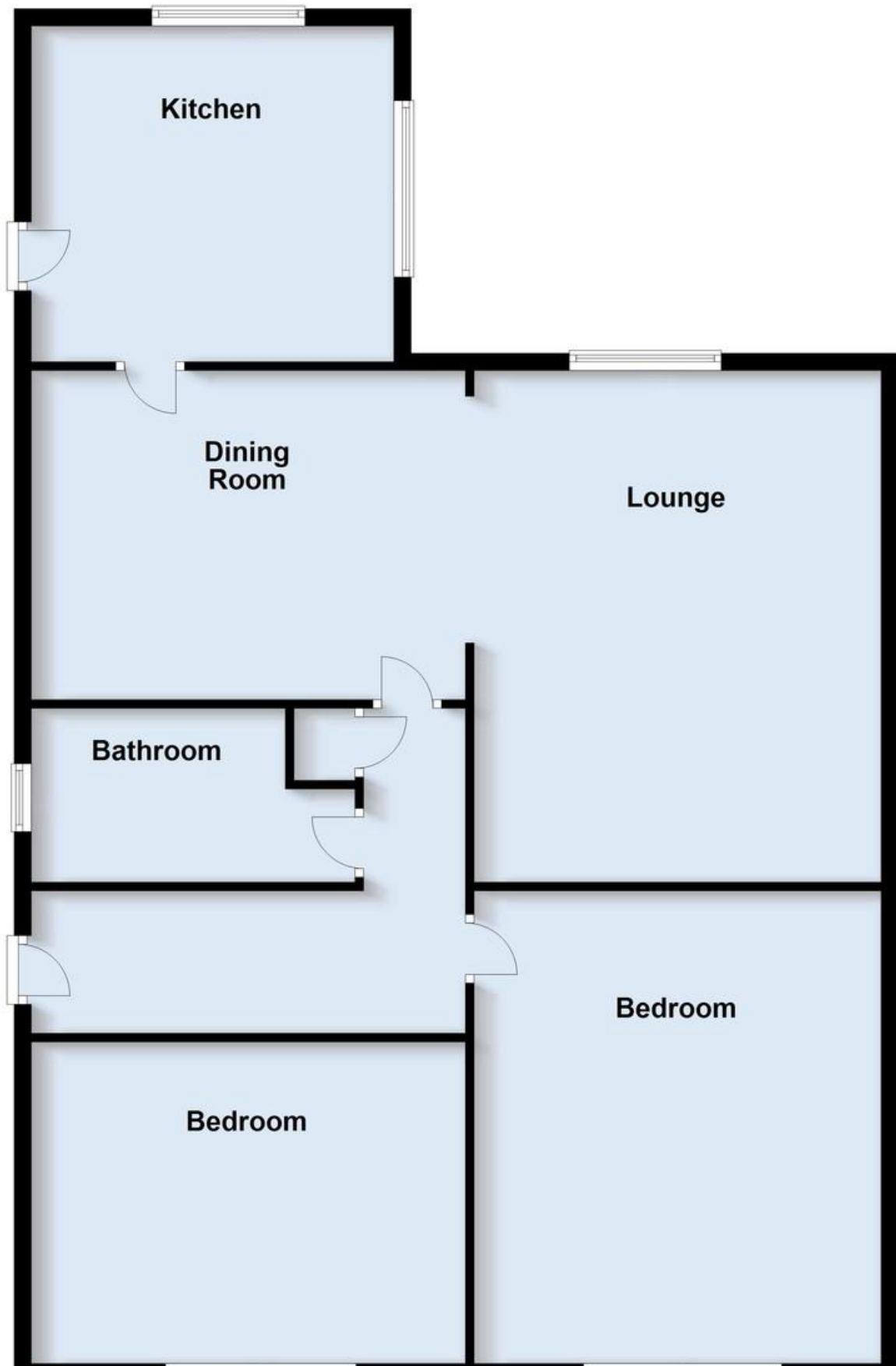
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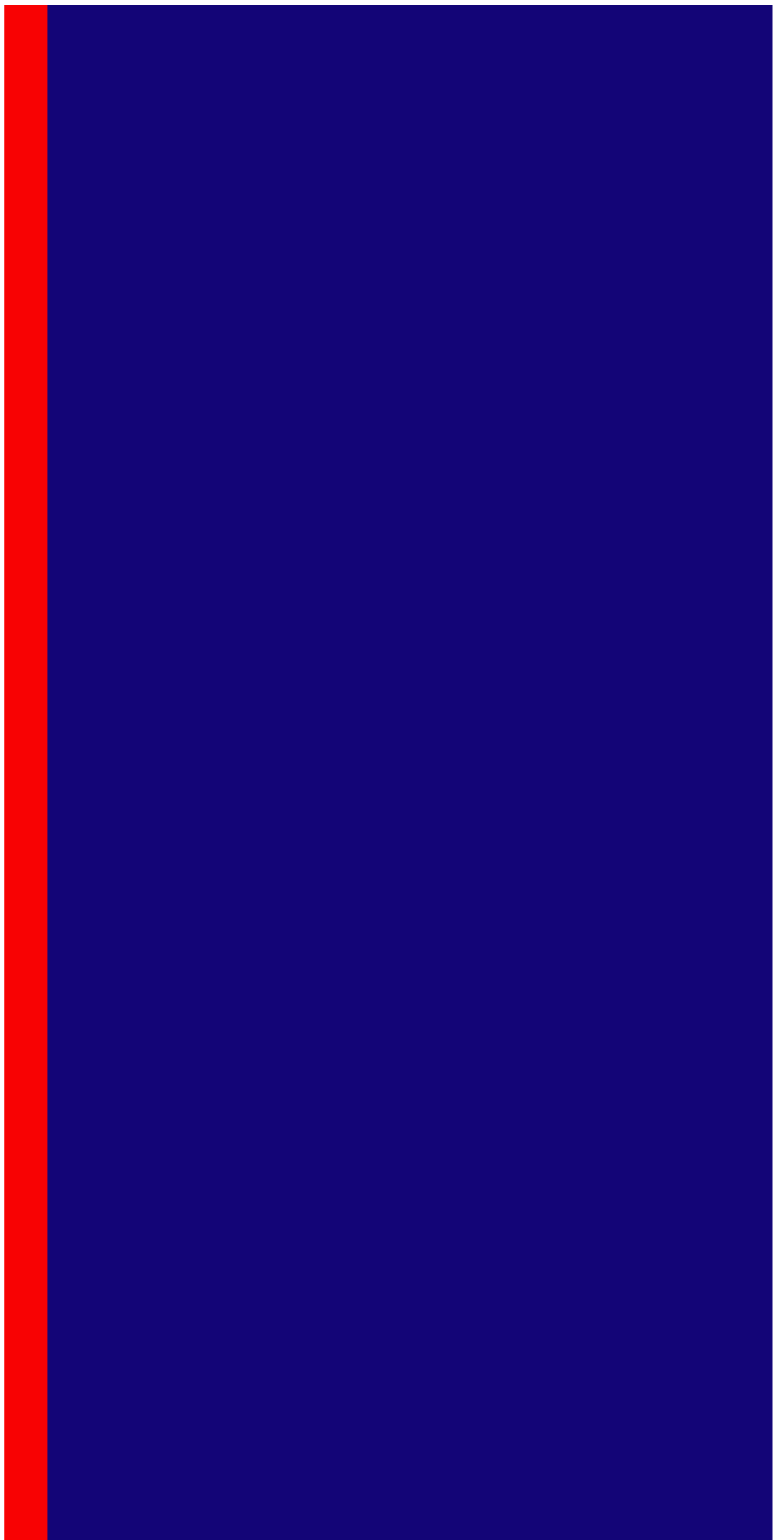
VIEWING

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